

Appendix C: Housing Resources

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An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs allocation (RHNA). This "Housing Resources" section describes the resources available for development, rehabilitation, and preservation of housing in Beverly Hills including land available for new housing construction, and financial and administrative resources that the City can use to facilitate housing production and housing-related services. The final part of this section is an overview of energy conservation and green building resources available to the City and its residents.

A. Sites Inventory

The State requires jurisdictions to identify sites for the development of housing within the planning period. The State also requires jurisdictions to inventory those sites and demonstrate that the sites identified are sufficient to accommodate the jurisdictions share of the regional housing need for all income levels (Regional Housing Need Allocation). Land suitable for residential development includes:

State Potential Housing Site Categories

- Vacant land zoned for residential use
- Vacant land zoned for nonresidential use that allows residential use
- Underutilized residential sites capable of being developed with more residential units
- Sites zoned for nonresidential use that can be redeveloped for residential use

In order to address past State concerns that adequate large sites for housing exist in the City, the City designed the housing sites inventory to:

City's Housing Sites Inventory

- Identify and include only sites consisting of two or more parcels.
- Calculate residential unit density as 85-percent of allowable zoning density based on the number of parcels that can be assembled.
- Identify existing uses on each site (only properties with four or fewer units were considered).
- Visually display properties that can be assembled, and includes calculations for total acres and units.

How the City developed its housing sites inventory and the process taken is presented in the following section.

1. Data Sources and Baseline Information

1. **Base Information** for all properties in the Multi-Family Residential areas of the City was gathered on March 25, 2009. Any land use changes that occurred from January 1, 2009 to January 1, 2010 were updated in the dataset based on the City's building records; therefore building information for all Multi-Family Residential areas in the City is current in the survey as of January 1, 2010. Data was updated again in March, 2013, based on the City's building records.

- i. **Data** was provided by Realquest. Realquest is a third-party information provider. Realquest's data is derived from the

Los Angeles County Assessor's Office, and is updated monthly.

Realquest's building information included the following:

- a) Assessor's Parcel Number (APN)
- b) Address
- c) Size of parcel (square feet)
- d) Date of original construction/ Date of major renovation
- e) Number of units

- ii. **Base Parcel Map** of all properties in the City was provided by the Los Angeles County Assessor's Office. The parcel map obtained is current to January 1, 2009.

The Real Quest data was linked to the map as follows:

- a) The Realquest data was successfully linked, by APN, to the Los Angeles County Assessor's Office data in ESRI's ArcGIS software with no mismatches.
- b) The lack of mismatches indicates that the APN's, and therefore, the Realquest data was accurately matched to its respective property on the County's parcel map (ESRI Shapefile format).

- 2. **General Plan/ Zoning Information Added** to the base information data using ESRI's ArcGIS. The general plan and zoning information included:

General Plan Density (Residential Units/ Acre, maximum building height.)

- a) MFR, High-Density (50 du/ac, 60 feet)
- b) MFR, Medium-Density (45 du/ac, 60 feet)
- c) MFR, Low-Medium (40 du/ac, 40 feet)
- d) MFR, Low (40 du/ac, 30 feet)
- e) MFR, Very Low (22 du/ac, 33-45 feet)

Zoning Density (Residential Units/ Square Foot). Only R-4 zoned properties were considered. Zoning unit density for properties were calculated based on the following criteria:

Zoning Density Category (BHMC: 10-3-2801)

A. Within 170 feet of Single-family Residential Properties:

Street Width ¹ of Project Site (feet)	Density (Units / Square Feet)
Less than 60' ²	1/ 1,700
60'to 120'	1/ 1,450
120'or greater	1/ 1,200

B. Fronting on Streets less than 34 feet in width:

Street Width of Project Site (feet)	Density (Units / Square Feet)
Less than 60'	1/ 1,500
60'to 120'	1/ 1,200
120'or greater	1/ 1,000

C. All others

Street Width of Project Site (feet)	Density (Units / Square Feet)
Less than 60'	1/ 1,300
60'to 120'	1/ 1,100
120'or greater	1/ 900

2. Identification of Housing Sites

All R-4 multi-family properties in the City were inventoried (see City of Beverly Hills Zoning Map provided at the end of the Element). The results of the survey are presented in the tables following this section, which is arranged by the State category of housing site type (vacant, rezoned, and underutilized). Properties were identified as potential housing sites only if they met the following criteria:

- **Table C-1 Vacant Properties** – All vacant R-4 properties are included. The city has a total of 2 vacant parcels. These properties are unique in that no demolition would be required in advance of redevelopment.
- **Table C-2 Rezoned Properties** – All nonresidential zoned properties that were rezoned to residential uses are included in this chart. One of these projects includes affordable units (10% of entitled units, moderate). Three other projects include money for the City's future affordable housing trust fund (\$4.85 Mil.).
- **Table C-3 Underutilized Properties** – Underutilized multi-family properties were identified that met the following criteria:
 - **Zoned R-4 Multi-family Residential** – Only R-4 zoned properties were included in the survey

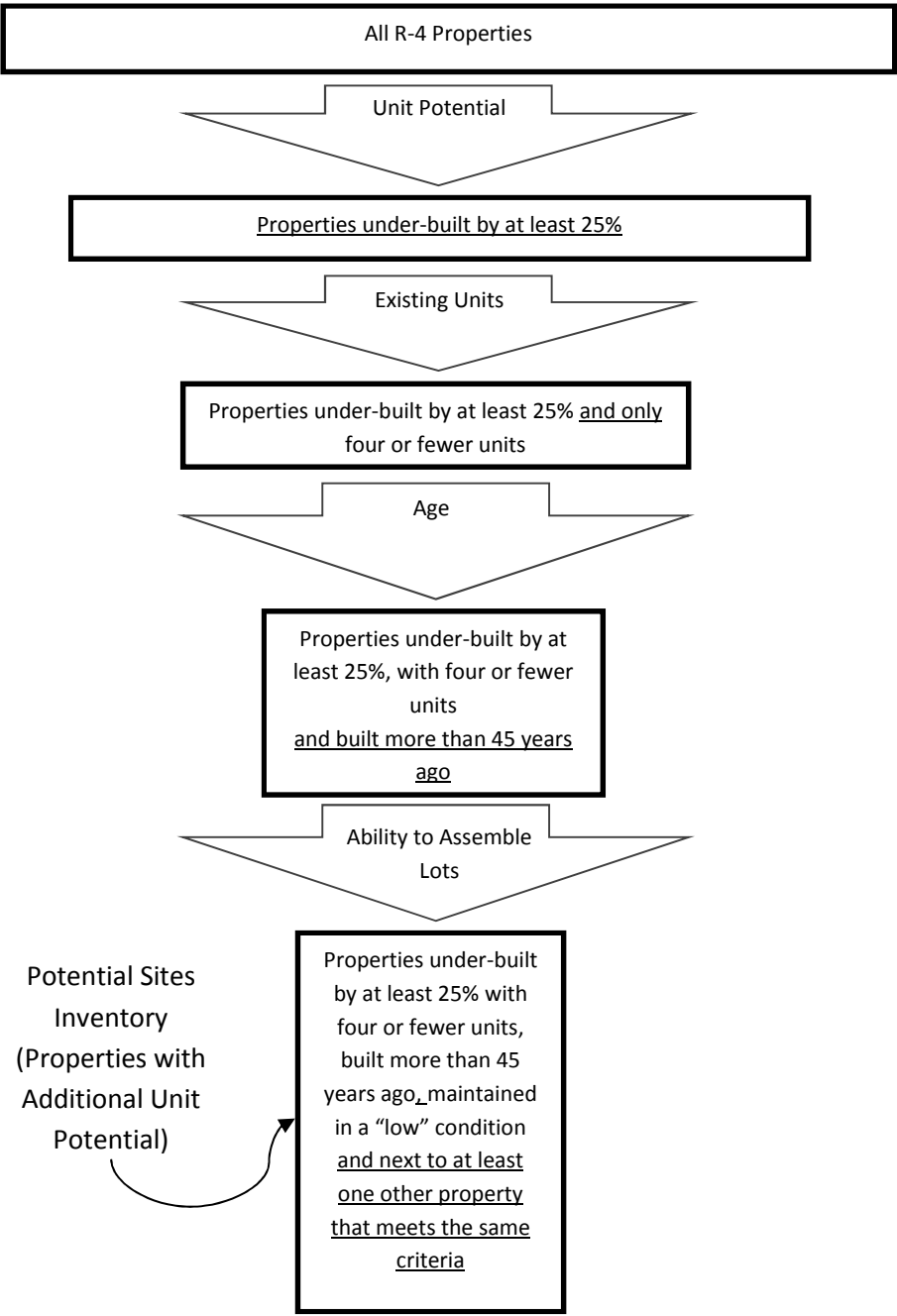
¹ **Street Widths.** Zoning Unit Density is calculated based on the width of the street. The definition for Street Width is given in the Subdivision Ordinance of the Beverly Hills Municipal Code (BHMC 10-2-101: Words Defined) as “the distance between property lines”.

² **Typical Multi-family lots are 55'-60' in width.** A project site less than 60' in width is a single lot, a project site between 60' and 120' is a two lot site, and project sites greater than 120' are three-plus lot sites.

- **Unit Potential** – The above properties were further refined by extracting only properties that were under-built by at least 25-percent
- **Existing Units on Site** – The above properties were further refined by extracting only properties with four or fewer units
- **Age of existing structure** – The above properties were further refined by extracting only properties that were constructed more than 45 years ago
- **Quality of upkeep** – The above properties were further refined by extracting only properties that were maintained in a poor condition based on visual surveys using the following criteria:
 - **High** – property is maintained in excellent condition, buildings are freshly painted, all windows appear to be functioning, balconies and staircases are not leaning, and there doesn't appear to be any maintenance needs.
 - **Medium** – property is maintained in an acceptable condition, paint is acceptable, windows are functioning, balconies and staircases are not leaning, there doesn't appear to be any maintenance needs.
 - **Low** – property is not being maintained well, paint is flaking, windows may not be functioning, balconies and staircases have a noticeable lean, the buildings are in need of maintenance.
- **Potential to Assemble Properties** – The above properties were further refined by extracting only properties where at least two properties meeting all of the above criteria were located side by side.

The process followed to identify underutilized sites described above is representing in the following diagram:

Flow Chart Depicting the Identification of Under Utilized Housing Sites



City of Beverly Hills General Plan
2014-2021 Draft Housing Element Update

Table C-1 Potential Sites Inventory – VACANT PROPERTIES (Zoned R-4)					
AIN	Acres	General Plan	General Plan Density (Units/Ac)	Zoning Density Category	Unit Potential (85% of Zoning Density)
4343003004	0.17	MFR Low-Med	40	A	4
4331015023	0.14	MFR Low-Med	40	A	3
Totals		.28	2 Sites	7 Units (85% of Zoning Density)	

Table C-2 Potential Sites Inventory – REZONED PROPERTIES (Rezoned between 2005 – 2013)					
AIN	Acres	General Plan Land Use Designation	Density (Units/Ac)	Zoning Designation	Units Entitled
4327028001	8.88	Beverly Hilton Specific Plan (9876 Wilshire)	12	Beverly Hilton Specific Plan	110
4343013031	1.47	SP Mixed Use (402 Beverly)	17	Beverly Gardens Specific Plan	25 [^]
4327028002	7.62	9900 Wilshire Specific Plan (9900 Wilshire)	31	9900 Wilshire Specific Plan	235
4333018032	0.60	Mixed Use #2 (8600 Wilshire)	39	M-PD-3	23
4333018033					
4333018034					
4331018023	1.0	Mixed Use (9200 Wilshire)	58	M-PD-4	54
4331018024					
4331018025					
4334014045	0.39	Commercial	93	C-3(AR) Adaptive Reuse Overlay	36 ^{^^}

Totals **19.96** **5 Sites** **483 Units
(61 Units Constructed
422 Units entitled)**

[^] Beverly Gardens Specific Plan has been constructed

^{^^} Conversion of an existing office building to residential apartments, completed

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
								40.6	733	1815	1082	977	725
Prefix "North"													
ALMONT													
Eastside of Street													
4335022014	Quadruplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335022015	Duplex	MFR Medium Density	45	R-4	B	1926	0.13						
4335022016	Quadruplex	MFR Medium Density	45	R-4	B	1931	0.13						
4335022017	Duplex	MFR Medium Density	45	R-4	B	1942	0.13	0.53	12	24	12	12	8
4335029018	Triplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029019	Single Family Home	MFR Medium Density	45	R-4	B	1948	0.13	0.26	4	12	8	6	5
4335029023	Single Family Home	MFR Medium Density	45	R-4	B	1939	0.13						
4335029024	Quadruplex	MFR Medium Density	45	R-4	B	1927	0.13	0.26	5	12	7	5	4
Westside of Street													
4335023006	Duplex	MFR Low-Medium	40	R-4	A	1930	0.13						
4335023007	Duplex	MFR Low-Medium	40	R-4	A	1925	0.13						
4335023008	Duplex	MFR Low-Medium	40	R-4	A	1931	0.13	0.39	6	15	9	12	9
ARNAZ													
Eastside of Street													
4334010043	Duplex	MFR Low Density	40	R-4	C	1938	0.15						
4334010044	Duplex	MFR Low Density	40	R-4	C	1929	0.15						
4334010045	Duplex	MFR Low Density	40	R-4	C	1934	0.15						
4334010046	Quadruplex	MFR Low Density	40	R-4	C	1927	0.15						
4334010047	Duplex	MFR Low Density	40	R-4	C	1934	0.15						
4334010048	Duplex	MFR Low Density	40	R-4	C	1948	0.15						
4334010049	Quadruplex	MFR Low Density	40	R-4	C	1930	0.15						
4334010050	Quadruplex	MFR Low Density	40	R-4	C	1928	0.15						
4334010051	Quadruplex	MFR Low Density	40	R-4	C	1937	0.15	1.34	26	54	28	40	30

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4334010053	Quadruplex	MFR Low Density	40	R-4	C	1926	0.15						
4334010054	Duplex	MFR Low Density	40	R-4	C	1935	0.15	0.30	6	12	6	7	5
Westside of Street													
4334008029	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334008030	Duplex	MFR High Density	50	R-4	C	1927	0.15						
4334008031	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334008032	Duplex	MFR High Density	50	R-4	C	1933	0.15						
4334008033	Duplex	MFR High Density	50	R-4	C	1934	0.14						
4334008034	Quadruplex	MFR High Density	50	R-4	C	1927	0.16						
4334008035	Duplex	MFR High Density	50	R-4	C	1929	0.15	1.04	16	50	34	35	27
CLARK													
Eastside of Street													
4334003031	Triplex	MFR Medium Density	45	R-4	C	1933	0.14						
4334003032	Duplex	MFR Medium Density	45	R-4	C	1934	0.14	0.28	5	12	7	7	5
4334004037	Quadruplex	MFR Medium Density	45	R-4	C	1928	0.15						
4334004041	Duplex	MFR Medium Density	45	R-4	C	1926	0.14						
4334004042	Quadruplex	MFR Medium Density	45	R-4	C	1941	0.14	0.28	6	12	6	6	4
Westside of Street													
4335029047	Duplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029048	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335029049	Duplex	MFR Medium Density	45	R-4	B	1934	0.13						
4335029050	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.53	8	24	16	18	14
DOHENY													
Westside of Street													
4335006024	Quadruplex	MFR High Density	50	R-4	C	1938	0.16						
4335006037	Triplex	MFR High Density	50	R-4	C	1935	0.16	0.32	6	16	10	7	5

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GALE													
Westside of Street													
4334022074	Duplex	MFR High Density	50	R-4	C	1932	0.15						
4334022075	Duplex	MFR High Density	50	R-4	C	1935	0.12	0.27	4	13	9	7	5
HAMILTON													
Eastside of Street													
4334022051	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4334022052	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334022053	Duplex	MFR High Density	50	R-4	C	1940	0.15						
4334022054	Triplex	MFR High Density	50	R-4	C	1939	0.15	0.60	9	28	19	21	17
Westside of Street													
4334021068	Triplex	MFR High Density	50	R-4	C	1946	0.15						
4334021069	Quadruplex	MFR High Density	50	R-4	C	1950	0.15						
4334021070	Duplex	MFR High Density	50	R-4	C	1937	0.15	0.45	9	21	12	14	11
LA PEER													
Eastside of Street													
4335021016	Duplex	MFR Medium Density	45	R-4	B	1932	0.13						
4335021017	Quadruplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335021018	Triplex	MFR Medium Density	45	R-4	B	1940	0.13						
4335021019	Duplex	MFR Medium Density	45	R-4	B	1933	0.13						
4335021020	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.66	13	30	17	16	12
4335029077	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335029078	Quadruplex	MFR Medium Density	45	R-4	B	1924	0.13						
4335029079	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.39	8	18	10	10	7
4335029081	Duplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335029082	Triplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029083	Duplex	MFR Medium Density	45	R-4	B	1948	0.13						
4335029084	Duplex	MFR Medium Density	45	R-4	B	1932	0.13	0.53	9	24	15	15	11

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Westside of Street													
4335019022	Quadruplex	MFR Medium Density	45	R-4	B	1927	0.13						
4335019023	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335019024	Duplex	MFR Medium Density	45	R-4	B	1940	0.13	0.39	8	18	10	10	7
4335022003	Duplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335022004	Duplex	MFR Medium Density	45	R-4	B	1933	0.13						
4335022005	Duplex	MFR Medium Density	45	R-4	B	1936	0.13	0.39	6	18	12	12	9
4335029005	Duplex	MFR Medium Density	45	R-4	B	1926	0.13						
4335029006	Duplex	MFR Medium Density	45	R-4	B	1940	0.13						
4335029007	Single Family Home	MFR Medium Density	45	R-4	B	1954	0.13	0.39	5	18	13	13	10
MAPLE Eastside of Street													
4342033001	Quadruplex	MFR High Density	50	R-4	C	1937	0.16						
4342033002	Quadruplex	MFR High Density	50	R-4	C	1937	0.17	0.33	8	16	8	6	4
OAKHURST Westside of Street													
4342002022	Single Family Home	MFR High Density	50	R-4	C	1924	0.06						
4342002023	Single Family Home	MFR High Density	50	R-4	C	1924	0.06						
4342002024	Single Family Home	MFR High Density	50	R-4	C	1924	0.08	0.19	3	10	7	7	6
SWALL Eastside of Street													
4335029064	Quadruplex	MFR Medium Density	45	R-4	C	1929	0.13						
4335029065	Duplex	MFR Medium Density	45	R-4	C	1930	0.13						
4335029066	Duplex	MFR Medium Density	45	R-4	C	1930	0.15	0.41	8	19	11	13	10

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Westside of Street													
4335021002	Triplex	MFR Medium Density	45	R-4	C	1926	0.13						
4335021003	Triplex	MFR Medium Density	45	R-4	C	1953	0.13						
4335021004	Triplex	MFR Medium Density	45	R-4	C	1954	0.13						
4335021005	Duplex	MFR Medium Density	45	R-4	C	1927	0.13						
4335021006	Duplex	MFR Medium Density	45	R-4	C	1925	0.13	0.66	13	30	17	20	15
4335029068	Quadruplex	MFR Medium Density	45	R-4	C	1931	0.13						
4335029069	Duplex	MFR Medium Density	45	R-4	C	1957	0.13	0.26	6	12	6	8	6
Prefix "South"													
ARNAZ Eastside of Street													
4333016001	Duplex	MFR Low Density	40	R-4	A	1934	0.13						
4333016002	Duplex	MFR Low Density	40	R-4	A	1938	0.11						
4333016028	Quadruplex	MFR Low Density	40	R-4	A	1940	0.15	0.40	8	16	8	7	5
4333016020	Duplex	MFR Low Density	40	R-4	A	1934	0.15						
4333016021	Quadruplex	MFR Low Density	40	R-4	A	1940	0.15						
4333016022	Quadruplex	MFR Low Density	40	R-4	A	1928	0.15	0.45	10	18	8	7	4
Westside of Street													
4333016034	Duplex	MFR High Density	50	R-4	C	1945	0.15						
4333016035	Duplex	MFR High Density	50	R-4	C	1929	0.15						
4333016038	Duplex	MFR High Density	50	R-4	C	1933	0.15						
4333016039	Triplex	MFR High Density	50	R-4	C	1931	0.15						
4333016040	Quadruplex	MFR High Density	50	R-4	C	1928	0.15						
4333016041	Quadruplex	MFR High Density	50	R-4	C	1929	0.15						
4333016057	Duplex	MFR High Density	50	R-4	C	1935	0.15	1.04	19	49	30	32	24

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
BEDFORD													
Eastside of Street													
4328021014	Quadruplex	MFR High Density	50	R-4x2	C	1940	0.18						
4328021015	Duplex	MFR High Density	50	R-4x2	C	1949	0.18	0.35	6	18	12	9	7
4330015007	Duplex	MFR Low-Medium	40	R-4x1	A	1936	0.15						
4330015008	Duplex	MFR Low-Medium	40	R-4x1	A	1933	0.15						
4330015009	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015010	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015011	Duplex	MFR Low-Medium	40	R-4x1	A	1935	0.15						
4330015012	Duplex	MFR Low-Medium	40	R-4x1	A	1932	0.15						
4330015013	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015014	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015015	Duplex	MFR Low-Medium	40	R-4x1	A	1931	0.15						
4330015016	Duplex	MFR Low-Medium	40	R-4x1	A	1938	0.15						
4330015017	Duplex	MFR Low-Medium	40	R-4x1	A	1936	0.15	1.61	22	66	44	37	28
Westside of Street													
4328020010	Quadruplex	MFR High Density	50	R-4x2	C	1936	0.15						
4328020020	Quadruplex	MFR High Density	50	R-4x2	C	1929	0.18	0.32	8	16	8	6	4
4330011031	Duplex	MFR High Density	50	R-4x1	C	1927	0.15						
4330011032	Duplex	MFR High Density	50	R-4x1	C	1935	0.15	0.29	4	14	10	8	6
4330011036	Duplex	MFR High Density	50	R-4x1	C	1949	0.15						
4330011037	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011038	Duplex	MFR High Density	50	R-4x1	C	1935	0.15						
4330011039	Duplex	MFR High Density	50	R-4x1	C	1950	0.15						
4330011040	Duplex	MFR High Density	50	R-4x1	C	1934	0.15						
4330011041	Duplex	MFR High Density	50	R-4x1	C	1930	0.15						
4330011044	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011052	Duplex	MFR High Density	50	R-4x1	C	1947	0.15	1.17	16	56	40	41	32

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
CAMDEN													
Westside of Street													
4328026010	Single Family	MFR High Density	50	R-4x2	C	1957	0.15						
4328026017	Triplex	MFR High Density	50	R-4x2	C	1938	0.18						
4328026018	Quadruplex	MFR High Density	50	R-4x2	C	1953	0.18	0.50	8	25	17	17	13
DOHENY													
Eastside of Street													
4332006019	Triplex	MFR Low-Medium	40	R-4	A	1940	0.13						
4332006020	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13						
4332006021	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13	0.39	7	15	8	8	6
4332006024	Single Family	MFR Low-Medium	40	R-4	A	0	0.13						
4332006025	Duplex	MFR Low-Medium	40	R-4	A	1937	0.13	0.26	3	10	7	6	5
Westside of Street													
4331021001	Duplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4331021002	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13	0.27	4	11	7	5	4
4331022007	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14						
4331022008	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14						
4331022009	Duplex	MFR Low-Medium	40	R-4	A	1933	0.14	0.42	6	18	12	10	8
ELM													
Eastside of Street													
4331013040	Single Family	MFR Medium Density	45	R-4	B	1948	0.14						
4331013041	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14	0.28	5	12	7	6	4
Westside of Street													
4331010001	Duplex	MFR Low-Medium	40	R-4	A	1936	0.17						
4331010002	Duplex	MFR Low-Medium	40	R-4	A	1960	0.16	0.32	4	13	9	6	5
GALE													
Eastside of Street													
4333030033	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4333030027	Quadruplex	MFR High Density	50	R-4	C	1952	0.15	0.30	6	14	8	7	5

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4333030037	Duplex	MFR High Density	50	R-4	C	1935	0.15						
4333030038	Duplex	MFR High Density	50	R-4	C	1926	0.15	0.30	4	14	10	9	7
4333030046	Quadruplex	MFR High Density	50	R-4	C	1930	0.19						
4333030014	Quadruplex	MFR High Density	50	R-4	C	1965	0.16	0.35	8	17	9	7	5
Westside of Street													
4333029003	Triplex	MFR High Density	50	R-4	C	1947	0.13						
4333029004	Duplex	MFR High Density	50	R-4	C	1935	0.13						
4333029005	Duplex	MFR High Density	50	R-4	C	1934	0.15						
4333029006	Quadruplex	MFR High Density	50	R-4	C	1926	0.15	0.57	11	28	17	17	13
4333029012	Quadruplex	MFR High Density	50	R-4	C	1935	0.15						
4333029013	Triplex	MFR High Density	50	R-4	C	1939	0.15	0.30	7	14	7	8	6
HAMILTON													
Eastside of Street													
4333029021	Duplex	MFR High Density	50	R-4	C	1935	0.12						
4333029022	Triplex	MFR High Density	50	R-4	C	1941	0.12	0.24	5	12	7	5	4
Westside of Street													
4333028009	Duplex	MFR High Density	50	R-4	C	1938	0.12						
4333028010	Duplex	MFR High Density	50	R-4	C	1935	0.12	0.24	4	12	8	6	5
4333028012	Duplex	MFR High Density	50	R-4	C	1936	0.12						
4333028013	Duplex	MFR High Density	50	R-4	C	1936	0.12	0.24	4	12	8	6	5
LASKY													
Eastside of Street													
4328006019	Quadruplex	MFR High Density	50	R-4	C	1935	0.15						
4328006020	Triplex	MFR High Density	50	R-4	C	1936	0.15	0.31	7	16	9	6	4
4328006022	Quadruplex	MFR High Density	50	R-4	C	1930	0.15						
4328007011	Triplex	MFR High Density	50	R-4	C	1933	0.15						
4328007012	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4328007013	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4328007014	Quadruplex	MFR High Density	50	R-4	C	1936	0.15	0.77	15	40	25	23	17

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
MAPLE													
Westside of Street													
4330034005	Duplex	MFR Medium Density	45	R-4	B	1946	0.14						
4330034006	Duplex	MFR Medium Density	45	R-4	B	1934	0.14	0.28	4	12	8	7	5
4330034008	Duplex	MFR Medium Density	45	R-4	B	1937	0.14						
4330034009	Quadruplex	MFR Medium Density	45	R-4	B	1930	0.14						
4330034010	Quadruplex	MFR Medium Density	45	R-4	B	1937	0.14	0.42	10	18	8	9	6
OAKHURST													
Eastside of Street													
4332004023	Duplex	MFR Medium Density	45	R-4	B	1926	0.12						
4332004024	Duplex	MFR Medium Density	45	R-4	B	1936	0.12	0.24	4	10	6	5	4
Westside of Street													
4332003007	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4332003008	Triplex	MFR Medium Density	45	R-4	B	1949	0.14	0.28	5	12	7	6	4
PALM													
Eastside of Street													
4332003016	Duplex	MFR Medium Density	45	R-4	B	1940	0.19						
4332003017	Duplex	MFR Medium Density	45	R-4	B	1928	0.14						
4332003018	Single Family Home	MFR Medium Density	45	R-4	B	1926	0.14						
4332003021	Duplex	MFR Medium Density	45	R-4	B	1926	0.14						
4332003032	Duplex	MFR Medium Density	45	R-4	B	1933	0.14	0.75	9	33	24	11	8
REEVES													
Eastside of Street													
4331002027	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4331002028	Quadruplex	MFR Medium Density	45	R-4	B	1959	0.14						
4331002029	Duplex	MFR Medium Density	45	R-4	B	1935	0.14	0.42	8	18	10	11	8
4331005027	Duplex	MFR Medium Density	45	R-4	B	1940	0.14						
4331005028	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14						
4331005029	Duplex	MFR Medium Density	45	R-4	B	1934	0.14	0.42	8	18	10	11	8

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Westside of Street													
4331004003	Quadruplex Single Family	MFR Medium Density	45	R-4	B	1928	0.14						
4331004004	Home	MFR Medium Density	45	R-4	B	1941	0.14						
4331004005	Duplex	MFR Medium Density	45	R-4	B	1942	0.14						
4331004006	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14						
4331004007	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4331004008	Duplex	MFR Medium Density	45	R-4	B	1959	0.14	0.84	15	36	21	22	16
REXFORD Eastside of Street													
4330034022	Duplex	MFR Low-Medium	40	R-4	B	1938	0.14						
4330034023	Duplex	MFR Low-Medium	40	R-4	B	1932	0.14	0.28	4	12	8	7	5
4331014022	Duplex	MFR Low-Medium	40	R-4	A	1928	0.14						
4331014023	Duplex	MFR Low-Medium	40	R-4	A	1932	0.14						
4331014024	Duplex	MFR Low-Medium	40	R-4	A	1955	0.14						
4331014039	Quadruplex	MFR Low-Medium	40	R-4	A	1927	0.14	0.56	10	24	14	11	8
4331014029	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4331014030	Duplex	MFR Low-Medium	40	R-4	A	1926	0.14						
4331014031	Duplex	MFR Low-Medium	40	R-4	A	1929	0.14	0.42	8	18	10	8	6
4331014034	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4331014035	Duplex	MFR Low-Medium	40	R-4	A	1931	0.14						
4331014036	Quadruplex	MFR Low-Medium	40	R-4	A	1931	0.14						
4331014037	Triplex	MFR Low-Medium	40	R-4	A	1931	0.14	0.56	13	24	11	8	5
Westside of Street													
4330033007	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330033008	Duplex	MFR Low-Medium	40	R-4	A	1927	0.14						
4330033009	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4330033010	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14	0.56	14	24	10	7	4

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4330033012	Triplex	MFR Low-Medium	40	R-4	A	1961	0.14						
4330033013	Quadruplex	MFR Low-Medium	40	R-4	A	1927	0.14						
4330033014	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14	0.42	9	18	9	7	5
ROXBURY													
Eastside of Street													
4330011007	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011008	Duplex	MFR High Density	50	R-4x1	C	1936	0.15						
4330011009	Duplex	MFR High Density	50	R-4x1	C	1932	0.15						
4330011010	Duplex	MFR High Density	50	R-4x1	C	1937	0.15						
4330011011	Duplex	MFR High Density	50	R-4x1	C	1930	0.15	0.73	10	35	25	10	7
4330011014	Duplex	MFR High Density	50	R-4x1	C	1934	0.15						
4330011018	Duplex	MFR High Density	50	R-4x1	C	1931	0.15						
4330011019	Quadruplex	MFR High Density	50	R-4x1	C	1940	0.15						
4330011047	Duplex	MFR High Density	50	R-4x1	C	1930	0.15	0.59	10	28	18	6	4
SPALDING													
Eastside of Street													
4328010019	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4328010020	Duplex	MFR Low-Medium	40	R-4	A	1930	0.15						
4328010021	Duplex	MFR Low-Medium	40	R-4	A	1933	0.15	0.45	8	18	10	9	6
4328010023	Duplex	MFR Low-Medium	40	R-4	A	1930	0.15						
4328010024	Duplex	MFR Low-Medium	40	R-4	A	1931	0.15						
4328010025	Duplex	MFR Low-Medium	40	R-4	A	1956	0.15						
4328010026	Duplex	MFR Low-Medium	40	R-4	A	1934	0.15						
4328010027	Duplex	MFR Low-Medium	40	R-4	A	1934	0.15						
4328010028	Duplex	MFR Low-Medium	40	R-4	A	1941	0.15						
4328010029	Triplex	MFR Low-Medium	40	R-4	A	1944	0.15						
4328010030	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.15						
4328010031	Quadruplex	MFR Low-Medium	40	R-4	A	1939	0.15						
4328010032	Duplex	MFR Low-Medium	40	R-4	A	1936	0.15						
4328010033	Duplex	MFR Low-Medium	40	R-4	A	1942	0.14	1.69	27	66	39	35	26

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4328011024	Duplex	MFR Low-Medium	40	R-4	A	1934	0.14						
4328011025	Duplex	MFR Low-Medium	40	R-4	A	1934	0.17						
4328011026	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4328011027	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4328011028	Duplex	MFR Low-Medium	40	R-4	A	1930	0.17						
4328011031	Duplex	MFR Low-Medium	40	R-4	A	1934	0.14	0.96	16	40	24	19	14
4330009014	Triplex	MFR High Density	50	R-4	C	1942	0.15						
4330009015	Triplex	MFR High Density	50	R-4	C	1950	0.16						
4330009016	Triplex	MFR High Density	50	R-4	C	1944	0.15	0.46	9	24	15	14	11
Westside of Street													
4328006004	Duplex	MFR High Density	50	R-4	C	1929	0.15						
4328006005	Duplex	MFR High Density	50	R-4	C	1930	0.15						
4328006006	Quadruplex	MFR High Density	50	R-4	C	1940	0.15						
4328006007	Duplex	MFR High Density	50	R-4	C	1937	0.15	0.62	10	32	22	13	10
Prefix "West"													
OLYMPIC													
Southside of Street													
4330011001	Triplex	MFR Low-Medium	40	R-4x1	C	1934	0.15						
4330011002	Quadruplex	MFR Low-Medium	40	R-4x1	C	1937	0.13						
4330011005	Duplex	MFR Low-Medium	40	R-4x1	C	1935	0.13						
4330011050	Duplex	MFR Low-Medium	40	R-4x1	C	1937	0.13	0.53	11	26	15	15	11
4330029001	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330029002	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330029026	Duplex	MFR Low-Medium	40	R-4	C	1941	0.15						
4330029027	Triplex	MFR Low-Medium	40	R-4	A	1936	0.14	0.56	13	24	11	10	7
4330030001	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4330030002	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4330030003	Quadruplex	MFR Low-Medium	40	R-4	A	1934	0.15	0.42	12	18	6	4	6

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Northside of Street													
4331010015	Duplex	MFR Low-Medium	40	R-4	A	1936	0.15						
4331010016	Quadruplex	MFR Low-Medium	40	R-4	A	1951	0.14						
4331010017	Duplex	MFR Low-Medium	40	R-4	A	1940	0.14						
4331010018	Quadruplex	MFR Low-Medium	40	R-4	A	1937	0.15						
4331010019	Triplex	MFR Low-Medium	40	R-4	A	1936	0.14	0.71	15	30	15	12	8
4331011016	Duplex	MFR Low-Medium	40	R-4	A	1960	0.14						
4331011017	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14	0.42	4	14	10	9	7
No Prefix													
DURANT													
Southside of Street													
4328004011	Duplex	MFR High Density	50	R-4	C	1936	0.14						
4328004012	Triplex	MFR High Density	50	R-4	C	1937	0.14						
4328004013	Quadruplex	MFR High Density	50	R-4	C	1937	0.14						
4328004014	Quadruplex	MFR High Density	50	R-4	C	1937	0.14	0.55	13	28	15	14	10
Northside of Street													
4328002022	Duplex	MFR High Density	50	R-4	C	1940	0.13						
4328002023	Duplex	MFR High Density	50	R-4	C	1938	0.13	0.26	4	12	8	7	5
4328002028	Duplex	MFR High Density	50	R-4	C	1935	0.13						
4328002029	Triplex	MFR High Density	50	R-4	C	1940	0.10	0.23	5	11	6	5	4
ROBBINS													
Southside of Street													
4328005011	Quadruplex	MFR High Density	50	R-4	C	1938	0.16						
4328005012	Quadruplex	MFR High Density	50	R-4	C	1965	0.15	0.31	8	16	8	8	6
SMITHWOOD													
Eastside of Street													
4330027013	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.17						
4330027014	Triplex	MFR Low-Medium	40	R-4	A	1937	0.14						
4330027015	Triplex	MFR Low-Medium	40	R-4	A	1940	0.15	0.46	10	19	9	8	5
4330027018	Duplex	MFR Low-Medium	40	R-4	A	1933	0.15						
4330027020	Duplex	MFR Low-Medium	40	R-4	A	1940	0.15						
4330027021	Duplex	MFR Low-Medium	40	R-4	A	1950	0.15						
4330027022	Duplex	MFR Low-Medium	40	R-4	A	1928	0.15						
4330027023	Triplex	MFR Low-Medium	40	R-4	A	1929	0.15						
4330027024	Triplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4330027026	Triplex	MFR Low-Medium	40	R-4	A	1936	0.15	1.07	17	43	26	23	17

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3. Review of R-4 Housing Development

The following section provides additional analysis and discussion of the city's potential site inventory - specifically in relation to lot assembly, redevelopment potential, unit density of past development, and development potential of emergency shelters in the city's "Special Needs Housing" overlay district.

Past Multi-Family Housing Development

UPDATED TABLE C-4 Analysis of Multi-Family Housing Development January 1, 2006 – April 1, 2013							
Date	Address	Description	Number of Lots	Build/Approved Number of Units / % Built	Allowable Units (Zoning Density)	Prior Number of Units	% Built (Zoning Density)
Pipeline	450 N Palm Dr	Condominiums	4	35 / 88%	40	30	75%
Pipeline	309 S Elm Dr	Condominiums	5	30 / 100%	30	25	83%
Pipeline	9200 Wilshire Blvd	Condominiums	5	54 / 100%	54	0*	n/a
Pipeline	9900 Wilshire Blvd	Condominiums	4	235 / 100%	235	0*	n/a
Pipeline	8600 Wilshire	Condominiums	3	23 / 100%	23	0*	n/a
Pipeline	9936 Durant Dr	Condominiums	2	13 / 93%	14	11	79%
Pipeline	154 N La Peer Dr	Condominiums	3	16 / 89%	18	2	11%
Pipeline	9601 Charleville Bl	Condominiums	3	23 / 85%	27	21	78%
Pipeline	9221 Whitworth Dr	Condominiums	1	8 / 89%	9	7	78%
Pipeline	432 N Oakhurst Dr	Condominiums	4	34 / 100%	34	26	76%
2011	155 N Hamilton	Condominiums	2	13/100%	13	2	15%
2011	140 S Oakhurst Dr	Condominiums	2	11 / 92%	12	8	67%
2010	447 Doheny Dr	Condominiums	3	20/100%	20	6	30%
2010	437 N Palm Dr	Condominiums	2	13/100%	13	8	61%
2010	115 N Swall Dr	Apartments	1	3/100%	3	2	67%
2008	261 Reeves Dr	Condominiums	4	23 / 92%	25	22	88%
2007	558 Hillgreen Dr	Condominiums	2	9 / 100%	9	8	89%
2007	225 S Hamilton Dr	Condominiums	5	25 / 100%	25	7	28%
2006	201 N Crescent Dr	Senior Housing	3	80 / 100%	80	0**	0%
2006	313 Reeves Dr	Condominiums	2	10 / 83%	12	7	58%
2006	155 N Crescent Dr	Apartments	9	88 / 100%	88	0**	0%

* Property was rezoned from "Commercial – C-3" to "Residential – Mixed Use"

** Property was a parking lot prior to development as housing. Originally, property was zoned commercial; in 1980 the land was rezoned as mixed use (Multiple-family Residential-Commercial Parking Zone (RMCP) Ordinance 80-O-1759, eff 4-17-1980.

The City reviewed past multi-family development projects built or entitled between July 1, 2005 – April 1, 2013. This analysis we conducted to confirm the following:

- That the city's policies adequately incentivized assembly of lots
- That the threshold of "at least 25% underbuilt" in the city's potential sites inventory adequately represented past development potential
- That the city's projected unit density of 85% of zoning code density is consistent with past development densities.

Analysis indicates that multi-family residential development projects typically occur on at least two assembled lots. Of the ten projects that have been entitled in the city recently, only one project involves a single lot, and this particular lot is a corner lot with an alley. The adjacent property is a condominium building. Based on this review, the city's current incentives for lot assembly appear to be adequate.

Analysis also indicates that using the threshold of "at least underbuilt by 25%" adequately represents the development potential of lots in the city. In the past the city has seen redevelopment occur on properties that were built to almost 90% of the unit density allowable in the city's zoning code. The typical development site consists of two or more parcels side by side, each property having up to 4-5 units each. Based on review of past development practice, it is fair to assume that any property that is built to 75% of the zoning code density or less has a potential for redevelopment.

Lastly, this analysis indicates that assuming a unit density of 85% of zoning code density is consistent with past development densities. A separate analysis is included in the Housing Element in C-4 on page C-21. This review further confirms the findings included in that chart and write up.

Development Potential within the Special Needs Housing Overlay Zone

The redevelopment potential in the city's Special Needs Housing Overlay Zone was surveyed using the same methodology used in analyzing the redevelopment in the city's Multi-Family Residential R-4 District. The chart on the next page presents the findings of that survey. The survey suggests there are six potential housing sites of at least two side-by-side lots, and that an approximate 536 units could result if all six potential sites were developed. Additionally, the survey suggests that there are two possible sites for development of more

than 80 residential units. Additionally, existing buildings were surveyed, indicating that there are up to 60 existing units that could potentially be converted to emergency housing in the overlay zone.

The 2013 Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) indicated that on any given night of the year there are up to 30 homeless persons living in Beverly Hills. Based on the survey of the redevelopment potential in the Special Needs Housing Overlay Zone, there are adequate sites to locate an emergency shelter that would support the housing needs of the City's homeless population.

C-5 Potential Sites Inventory for the Multi-Family Special Needs Housing Overlay District

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Existing Units	Acres	Assembled Acreage	Assembled Existing Units	Units Possible (Multi-Family Congregate Housing Overlay)
Prefix "North"											
ELM											
Eastside of Street											
4331013040	SFR	MFR Medium Density	45	R-4	B	1948	1	0.14			
4331013041	Quadruplex	MFR Medium Density	45	R-4	B	1929	4	0.14	0.28	5	46
GALE											
Eastside of Street											
4333030033	Duplex	MFR High Density	50	R-4	C	1926	2	0.15			
4333030027	Quadruplex	MFR High Density	50	R-4	C	1952	4	0.15	0.30	6	49
4333029012	Quadruplex	MFR High Density	50	R-4	C	1935	3	0.15			
4333029013	Triplex	MFR High Density	50	R-4	C	1939	4	0.15	0.30	7	49
REEVES											
Westside of Street											
4331004003	Quadruplex	MFR Medium Density	45	R-4	B	1928	4	0.14			
4331004004	SFR	MFR Medium Density	45	R-4	B	1941	1	0.14			
4331004005	Duplex	MFR Medium Density	45	R-4	B	1942	2	0.14			
4331004006	Quadruplex	MFR Medium Density	45	R-4	B	1929	4	0.14			
4331004007	Duplex	MFR Medium Density	45	R-4	B	1934	2	0.14			
4331004008	Duplex	MFR Medium Density	45	R-4	B	1959	2	0.14	0.84	15	138
No Prefix											
SMITHWOOD											
Eastside of Street											
4330027013	Quadruplex	MFR Low-Medium	40	R-4	A	1936	4	0.17			
4330027014	Triplex	MFR Low-Medium	40	R-4	A	1937	3	0.14			
4330027015	Triplex	MFR Low-Medium	40	R-4	A	1940	3	0.15	0.46	10	76
4330027018	Duplex	MFR Low-Medium	40	R-4	A	1933	2	0.15			
4330027020	Duplex	MFR Low-Medium	40	R-4	A	1940	2	0.15			
4330027021	Duplex	MFR Low-Medium	40	R-4	A	1950	2	0.15			
4330027022	Duplex	MFR Low-Medium	40	R-4	A	1928	2	0.15			
4330027023	Triplex	MFR Low-Medium	40	R-4	A	1929	3	0.15			
4330027024	Triplex	MFR Low-Medium	40	R-4	A	1935	3	0.17			
4330027026	Triplex	MFR Low-Medium	40	R-4	A	1936	3	0.15	1.07	17	177
TOTAL								60			
S									3.25	60	536

B. Financial Resources

The ability of the City to achieve its housing goals and objectives will, to a large extent, depend on the availability of financial resources for implementation. The two primary sources of funds – Community Development Block Grant (CDBG) and Community Assistance Grant (CAGF) – are currently used to support housing activities in Beverly Hills, with a third new source – Housing Trust Fund – to become available during the Housing Element planning period. Each of these sources is described in the following section.

1. Community Development Block Grant (CDBG)

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments to fund a wide range of housing and community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 in population) generally compete for funding that is administered by the County. Each year, Beverly Hills receives approximately \$160,000 in CDBG funds through the Los Angeles County Community Development Commission. These funds are used to support the City's Handyworker Program for lower income tenants and homeowners, as well as the Senior Case Management programs.

2. Community Assistance Grant Funding (CAGF)

Through its annual Community Services Assistance Grant Funding application, the City allocates General Fund and Transit Occupancy Tax monies to a variety of service organizations that support the City's commitment to the provision of a social service safety net for the most vulnerable members of the community. In 2012/13, City Council allocated approximately \$375,000 in CAGF funds, with similar amounts allocated in prior years.

The City utilizes its annual CAGF allocations to fund a variety of agencies and services, including:

- CLASP (Changing Lives and Sharing Places) Homeless Outreach Team
- Emergency housing offered through PATH (People Assisting the Homeless)
- All Saints Homeless Assistance Program
- Step Up On Second
- Jewish Family Services

- The Westside Food Bank
- Saban Free Clinic
- The Maple Mental Health Counseling Center

The City has utilized these funds to support in the development of emergency housing, including New Directions' Regional Center for Homeless Veterans, Path's Regional Homeless Center, and Upward Bound House's Family Shelter, which opened its doors in 2010. In fiscal year 2001/12, the City used CAGF funds to purchase an apartment unit in an affordable supportive housing project in Los Angeles provided through Step Up on Second.

3. Housing Trust Fund

Beverly Hills has never had a Redevelopment Agency, inclusionary housing in-lieu or commercial impact fees, and has therefore faced financial constraints in its ability to support the construction of affordable housing. To create a more viable funding source, the City will be creating a Housing Trust Fund that will be used to construct or help leverage construction of affordable housing. Through development agreements on three large scale residential and mixed use projects, the City has negotiated approximately \$3 million in funding to be contributed to the Trust Fund to date.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of new funding opportunities include:

- The \$93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.
- SB 391, The California Home and Jobs Act, is making its way through the State legislature, and would generate approximately \$525 million annually for affordable housing by imposing a \$75 recording fee on real estate documents.

Table C-6 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Beverly Hills.

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting lower income households. Beverly Hills receives approximately \$160,000 annually in CDBG funds from Los Angeles County. It will have a one-time reallocation amount of \$135,000 in FY 13/14.	<ul style="list-style-type: none"> Property Acquisition Relocation and Demolition Rehabilitation Homebuyer Assistance Economic Development Public Facilities Public Services
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Los Angeles County Housing Authority. As of May 2013, nine Beverly Hills residents receive Section 8 housing vouchers.	<ul style="list-style-type: none"> Rental Assistance
HOME	Flexible grant program potentially available to the City through the County for housing activities benefiting lower income households.	<ul style="list-style-type: none"> New Construction Acquisition Rehabilitation Relocation Costs Tenant-based Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction Rental Assistance

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
2. State Programs		
Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac/	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> ▪ Predevelopment, site acquis/development ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Transit-Oriented Development Program www.hcd.ca.gov/fa/tod/	Funding for housing and related infrastructure within one-quarter mile of transit stations.	<ul style="list-style-type: none"> Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit Land acquisition
Affordable Housing Innovation Fund www.hcd.ca.gov/fa	<p>Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities:</p> <ul style="list-style-type: none"> ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program 	Varies depending on activity
Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.	<ul style="list-style-type: none"> Development of parks and open space Water, sewer or other utility improvements Streets, roads, parking structures, transit linkages, transit shelters Traffic mitigation Sidewalk/streetscape improvements
Housing Related Parks Program www.hcd.ca.gov/hpd/hrpp/	Financial incentives to jurisdictions who construct new units affordable to very low and low income households.	<ul style="list-style-type: none"> Grants for creation of new parks, or rehabilitation or improvements to existing parks.

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp.pdf	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> Site acquisition Pre-development costs
3. Local Programs		
Community Assistance Grant Funds (CAGF)	Local funding to agencies who provide support services to community's at-risk population including the homeless, active and frail elderly, disabled and lower income residents. Annual funding process through City Human Relations Ad Hoc Committee, with approximately \$300,000-\$400,000 allocated.	<ul style="list-style-type: none"> Public services and housing for at-risk populations
Housing Trust Fund	Local fund in support of affordable housing. Approximately \$3 million to be contributed through development agreements to date.	<ul style="list-style-type: none"> Parameters for use of Trust Fund monies to be established.
4. Private Resources/Financing Programs		
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none">▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates, May 2013.

C. Administrative Resources

Described below are several non-profit housing providers active in Los Angeles and the Westside in particular. These agencies can serve as resources in helping to address Beverly Hills' housing needs.

1. Menorah Housing Foundation:

Established in 1969 as a non-sectarian, non-profit corporation, Menorah Housing Foundation (MHF) develops and manages affordable rental housing for very low income senior citizens. MNF manages over 1,200 senior apartment units in eighteen buildings on the Westside and greater Los Angeles County. A comprehensive MHF Service Coordination program assists tenants to remain independent in their own homes as long as feasible and creates a supportive environment for the many MHF tenants who live alone. MNF developed Beverly Hills Senior Housing in 1988 located on Crescent Drive above Whole Foods Market, providing 150 rental units for very low income seniors.



2. Alternative Living for the Aging (ALA):

ALA is a non-profit organization that assists older people in housing alternatives. ALA operates several types of affordable senior housing including private apartments, communal living, and permanent supportive housing. ALA also administers a senior home sharing program, and conducts periodic informational workshops on the program for potential home providers and tenants.

3. West Hollywood Community Housing Corporation (WHCHC):

WHCHC was founded in 1986 to buy, build, rehabilitate and manage affordable housing for lower-income people in West Hollywood and the greater Los Angeles area. WHCHC's 15 apartment communities serve seniors living on fixed-incomes, people living with disabilities including HIV/AIDS, and low-income working households. WHCHC's goal is to provide 40 additional units of low-income housing per year.

D. Opportunities for Energy Conservation

As energy costs rise, increasing utility costs reduce the affordability of housing. Further, the potential environmental, economic, and public health benefits of achieving greater energy efficiency and the increased use of cleaner energy sources present significant opportunities for the City to promote sustainability and to reduce housing construction and operation costs. Greenhouse gases are components of the atmosphere that contribute to the greenhouse effect. The natural greenhouse effect allows the earth to remain warm and sustain life. Greenhouse gases trap the sun's heat in the atmosphere, like a blanket, and influence the climate. Examples of greenhouse gases include carbon dioxide, methane, nitrous oxide, and fluorinated gasses. The increased consumption of fossil fuels (wood, coal, gasoline, etc.) has substantially increased atmospheric levels of greenhouse gases. New housing development may contribute to greenhouse gas emissions, but careful site planning and design, and the selection of environmentally friendly building materials and equipment can significantly reduce these emission levels.

On September 27, 2006, AB 32 was adopted requiring the California Air Resources Board (ARB) to monitor and reduce greenhouse gas emissions. In 2009 the City of Beverly Hills adopted a sustainability plan that includes programs for reducing air emissions. The sustainable city plan also lists out helpful tips that the reader can follow to achieve greater energy efficiency in day to day activities. In addition, the City amended the 2010 California Green Building Standards Code (CALGreen) to include one mandatory, and two voluntary tiers of greater energy efficiency. Requirements included in the amendments are summarized in the following section and listed on the City's website.

1. Green Building Program

In 2010 the City adopted the California Green Building Standards Code (CALGreen). In adopting the program, the City amended the requirements so that green-building programs the City had adopted prior to the State's program could continue through in the CALGreen program. The result is the City's amended CALGreen building code includes additional mandatory measures in new residential projects. The table on the next page summarizes the City's amendments to CALGreen.

Table C-7 City of Beverly Hills Adopted Amendments to the 2010 California Green Building Standards Code (CALGreen)		
Mandatory	Tier 1	Tier 2
	Building plans must include a summary of all green elements incorporated	
New buildings to be electric vehicle ready. Apartment buildings exempt		
Exceed California Energy Code Requirements by 15%		Exceed California Energy Code Requirements by 30%
Install photovoltaic system, or ensure building is photovoltaic system ready, in compliance with the California Energy Commission New Solar Homes Partnership (NSHP)		
Pipes installed to allow future grey-water system		

The tiered approach amended into CALGreen was similar in structure and requirements to the City's pre-existing green building codes. As amended, the City's administered CALGreen building code requires greater building efficiencies and therefore results in greater cost savings to occupants. Tier 1 and Tier 2 are voluntary measures that a developer can install to achieve greater energy efficiency. Mandatory measures represent those measures that every project must meet. Amendments to the mandatory measures that the City adopted are presented in the chart above. The amendments made by the City to the mandatory measures are intended to continue energy and water efficiencies, and natural areas conservation programs the City has in place forward in the CALGreen building code. The City expects that compliance with the amendments to the mandatory measures could result in up to a 3-percent increase in development costs, but would represent less than 1-percent of a unit's selling price.

2. Sustainable City Plan

Beverly Hills has adopted a number of innovative measures to address environmental sustainability including water conservation programs, environmentally friendly procurement policies, and a waste recycling program that accepts food waste. In February 2009, the City adopted a Sustainable City Plan which builds upon this foundation. The purpose of this Plan is to provide a comprehensive approach to reducing Beverly Hills' carbon footprint by providing a framework for the City to model sustainable practices for the environment, the economy, and social equity. The Plan establishes guiding principles, goals, objectives and policies which address the following topic areas:

- Community Participation & Civic Duty

- Climate Protection & Air Quality
- Energy
- Water
- Land-use, Transportation & Open Space
- Materials & Waste
- Environmental & Public Health
- Sustainable local Economy
- Social Equity

The Sustainable City Plan provides an implementation framework along with a means of prioritizing the order in which policies and programs should be advanced in order to meet the goals. The Plan identifies the following next steps upon its adoption:

- Development of an implementation and monitoring program
- Compilation of baseline information on City operations
- Standardization of reporting
- Identification of measures
- Modification of city activities, operations and programs
- Initiation of new activities, operations and programs
- Monitoring, periodically reporting and modifying City activities, operations and programs

As a landowner, employer, building manager, fleet operator, consumer, and service provider, the City has both the opportunity and the capacity to bring about significant improvements in environmental quality. By integrating environmentally sustainable practices into City policies, procedures, operations, and fostering collaboration across City government, the Sustainable City Plan will work to protect and enhance the quality of life for present and future generations in the City of Beverly Hills. Leading by example, the Plan is designed to promote responsible management and effective stewardship of the City's built and natural environments; transforming the City into a model government agency that is clean, healthy, resource-efficient, and environmentally conscientious.

Additionally, by calling for future improvements to City infrastructure, and new development projects to be designed for pedestrian and non-motorized mobility, implementation of the sustainable city plan will result in a street-level aesthetic that is walkable, with goods and services necessary to daily living available a short distance from new housing. Ultimately, these infrastructure and site design changes will result in less reliance on automobiles and

greater cost savings to the future occupants. Therefore, the Sustainable City Plan is not considered a constraint.

3. Energy Conservation Programs Offered through Local Utilities

The City also participates in, and disseminates information on, State and local energy provider rebates and other energy conservation programs for weatherizing and improving energy efficiency in existing homes.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

The new Energy Upgrade California (EUC) program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.